

BRA  
199

BOSTON PUBLIC LIBRARY

I. STATUS REPORT ON COLUMBIA POINT

BOSTON REDEVELOPMENT AUTHORITY

May 6, 1963

A. Activities to Date

1. Approval of Feasibility Survey by B.R.A. 2/13/63
2. Negotiation and drafting of contracts with Gladstone and Reidy; ready for submission to B.R.A. as soon as URA approval is received for Feasibility Study.
3. Meetings with Connors, B.H.A.; Jack Howard, Consultant to B.H.A.; Larry Sherwood et al, A.B.C.D.; Springer, F.H.A..
4. Letter (3/63) to Gillis, School Superintendent suggesting they take a look at our preliminary plans before going further with their plans for the new school. No response.
5. Personal contact with all present owners of land to ascertain their development plans.
6. Assembly of data and maps on existing conditions.
7. Exploration of potential uses for point.
8. Preparation and review of preliminary plans.
9. Discussion with Davidson, Salvucci on circulation improvements.
10. Meeting (4/63) with DUNA and Columbia Point Civic Assoc.

B. Proposed Activities - Immediate Future

1. Upon URA approval (mid-May), get Reidy and Gladstone contracts approved and underway by June 1.
- \* 2. Within housing project area,
  - prepare site and landscaping plan
  - develop architectural plans for conversion of ground floor units for commercial and community facilities.
3. Prepare firm plan for circulation changes at Kosciusko Circle to be reviewed with Haley and MDC.

C. Proposed Activities - to be Completed by November - December 1963 (Consultant Contracts are Five Months)

- \*1. Community contact
  - B.R.A. staff review plans directly with DUNA, Columbia Point Civic Association, B.C. High School, etc.
  - A.B.C.D. supplement our information, but not serve as intermediary between B.R.A. and community. (?)
- 2. Liaison with consultants



RA

99

BOSTON PUBLIC LIBRARY

I. STATUS REPORT ON COLUMBIA POINT

BOSTON HABOUR AUTHORITY

May 6, 1963

A. Activities to Date

1. Approval of Feasibility Survey by B.R.A. 2/13/63
2. Negotiation and drafting of contracts with Gladstone and Reidy; ready for submission to B.R.A. as soon as URA approval is received for Feasibility Study.
3. Meetings with: Connors, B.H.A.; Jack Howard, Consultant to B.H.A.; Larry Sherwood et al, A.B.C.D.; Springer, F.H.A..
4. Letter (3/63) to Gillis, School Superintendent suggesting they take a look at our preliminary plans before going further with their plans for the new school. No response.
5. Personal contact with all present owners of land to ascertain their development plans.
6. Assembly of data and maps on existing conditions.
7. Exploration of potential uses for point.
8. Preparation and review of preliminary plans.
9. Discussion with Davidson, Salvucci on circulation improvements.
10. Meeting (4/63) with DUNA and Columbia Point Civic Assoc.

B. Proposed Activities - Immediate Future

1. Upon URA approval (mid-May), get Reidy and Gladstone contracts approved and underway by June 1.
- \*2. Within housing project area,
  - prepare site and landscaping plan
  - develop architectural plans for conversion of ground floor units for commercial and community facilities.
3. Prepare firm plan for circulation changes at Kosciusko Circle to be reviewed with Haley and MDC.

C. Proposed Activities - to be Completed by November - December 1963 (Consultant Contracts are Five Months)

- \*1. Community contact
  - B.R.A. staff review plans directly with DUNA, Columbia Point Civic Association, B.C. High School, etc.
  - A.B.C.D. supplement our information, but not serve as intermediary between B.R.A. and community. (?)
2. Liaison with consultants



\*3: Preparation of End Product

- (a) Feasibility Survey Report.
- (b) General Plan for Point - maps and text.
- (c) Site plan, and plans for architectural modifications of housing project.
- (d) Before and after perspectives and photographs.
- (e) Model of proposed development.
- (f) Publicity brochure.

4. If Feasibility Survey indicates a project is feasible and desirable, the S and P application will be prepared after December.



m7c

III. EXISTING DEVELOPMENT AND PLANS OF PRESENT OWNERS

1. Property identification map

2. Summary of existing development

3. Description of properties

In Private Ownership

- (1) Family City Development Corporation
- (2) First National Bank
- (3) WHDH
- (4) Dickie-Raymond Incorporated
- (5) John Hancock District Office
- (6) Superette & other stores
- (7) Tomassello Company-Asphalt Plant
- (8) Dooley Brothers-Mile Road Dump

In Public or Institutional Ownership

- (1) Boston College High School
- (2) M.D.C. Police Station
- (3) St. Christopher's Church and Rectory
- (4) Paul A. Dever Elementary School
- (5) Columbia Point Housing Project
- (6) City of Boston-Dump
- (7) City of Boston-Pumping Station



1. Summary: Existing Development

Columbia Point, also known as "Calf Pasture" and "Mile Road," was originally a tidal marsh of about 125 acres.

The first development on the Point occurred in 1875 when the sewage pumping station was built, together with high level deposit sewers and a shaft house. Mt. Vernon Street was laid out to provide access to the station; and a three-family house was constructed for the Superintendent on the present site of the Superette grocery store at 381 Mt. Vernon Street. About the same time a privately owned fuel gas installation was built adjacent to the pumping station. It was abandoned about forty years later.

For many years the Point was used primarily as a dump for all kinds of material. Unstable soil conditions, the unattractive environment of the dump and limited accessibility apparently were sufficient to discourage most development for many years. Some development did take place, however. A warehouse building (77,000 sq. ft. of floor space) was built in 1928. Originally it was owned by the American Radiator Company, later by Firestone, and at present it is owned by the Family City Development Corporation. It is now vacant. An asphalt plant and construction yard have been in operation on Mt. Vernon Street since 1934 and about a dozen squatter shacks were located on the southern side of the Point during



the 1930's. During the Second World War a prisoner of war camp was located on Mt. Vernon Street on the now vacant site owned by Family City Development Corporation.

Since 1950 development activity has increased. In that year Boston College High School bought a large site along Morrissey Boulevard and put up its first building. In 1953 the 1,500 unit public housing project was begun.

In the past three years most of the remaining frontage along Morrissey Boulevard in the vicinity of Columbia Point has been developed. WHDH, Dickie-Raymond, The Globe Newspaper Plant, Recording and Statistical Corporation, a Westinghouse manufacturing and repair plant, College Teens Inc., clothing manufacturing, and a First National Supermarket are the major firms. In addition, the First National Bank is considering building an operations center and plans are being developed for a shopping center at the intersection of the Strandway and Mt. Vernon Street.

Although a diversity of activities has developed along Morrissey Boulevard, there have been similar reasons why these activities have chosen this location. It was an available location closely linked to the downtown area, to the Southeast Expressway and other major highways, and to rapid transit. This has been particularly important for the Boston College High School, which draws boys from all parts of the metropolitan



area, to WHDH, and to the Globe newspaper. A fairly attractive "suburban" environment has also been important in choosing this location, particularly in recent years. There has been room for landscaping of the site, and for off-street parking. This type of environment is seldom found in other available locations so close to the center of the City.

Development conditions have remained less favorable on the Point itself; the only major investments thus far have been through the use of public or institutional funds. Access is more limited although still relatively good, but there is no frontage along a major street as is the case with land adjacent to Morrissey Boulevard. Other environmental factors have also been much less favorable for attracting private investment - the dump, an undeveloped shoreline, and a housing project with a bad reputation.

After a century of dumping the Point now consists of:

developed land	107.6 acres
undeveloped land	184.6 acres
total land area	292.2 acres
underwater (to bulkhead line)	59.1 acres



## SUMMARY OF COLUMBIA POINT PROPERTY DATA

<u>ADDRESS</u>	<u>USE</u>	<u>OWNER</u>	<u>ASSESSED VALUE</u>	<u>I.F.V.</u>	<u>UNDERWATER TO BULKHEAD</u>	<u>UNDERWATER TO BULKHEAD</u>	<u>G E</u>
Mt. Vernon <u>Street</u>	Vacant	Family City Dev. Corp.	\$ 510,000		32.9	8.0	2.9
Mt. Vernon <u>Street</u>	Vacant	First National Bank of Boston	130,000		5.5		3447.8.9
50 Mt. Norrisey <u>Boulevard</u>	WDH	Friedlander, Alford & Marcolis (trust)	552,100	2.9			3416
Columbia Park	Dickie- Raymond Development Inc. Advt. Co. Corp.	Vappi	114,949	2.6			3442-1
245 Mt. Vernon St.	Ins. Co. Dist. Office	Monarch Properties	40,000	.4			3416-1
-	Stores	Hamaty & Teabagy	30,000	.2			3432
401 Mt. Vernon St.	Contractors Yard	Asphalt Plant S.J.Tomasello	15,800	1.8			3433
425 Mt. Vernon St.	Dump	Mile Rd. Corp.	245,500		62.4		7.7
<u>Sub Totals</u>			\$1,646,349	7.9	100.8	3.0	10.6



SUMMARY CONTINUED

A C R E A G E

ADDRESS	USE	OWNER	ASSESSED VALUE	DEV.	UNDEV. BULKHEAD	UNDERWATER TO BULKHEAD	BULKHEAD TO PIERHEAD	UNDERWATER PARCEL NUMBER (S)
Wm. Morrissey B. C. B.C. High Boulevard High Sch. School		\$4,535,000	22.6	34.0	* 28.4	3439		
Kosciusko Circle	Police Sta. Vacant	M.D.C. M.D.C.	1.4	8.3				
Strandway		R. C. Arch- Church						
263 Mt. Vernon & Street	diocese of Rectory	Boston City	259,000	5.4	6.1	3421		
Dr. Vernon Street	mentary School	Boston	1,252,700	3.0		3423		
Mt. Vernon Street	Boston Project Authority	Housing Authority	14,900,000	58.0	16.0	44.2	3445	
Mt. Vernon Street	Station of Dump	Pumping City Boston	862,400	9.3	35.4	8.7	3443, 4, 4-1	
Sub Totals			21,809,100	99.7	83.8	53.1	44.2	
TOTALS			\$23,455,449	107.6	184.4	59.1		54.6

\* Property owned from shore line to "100 rod line" shown on assessors maps



PRIVATE OWNERSHIP

1. FAMILY CITY DEVELOPMENT CORPORATION

Source of Information - James Zelman, 150 Tremont Street  
February 27, 1963

Site Description - 32.9 acres of land at the intersection of Mt. Vernon Street and the Strandway; undeveloped except for a vacant warehouse built in 1928 and once owned by the American Radiator Company and then Firestone.

Corporation

Mr. Bloom - Chairman and President of Elm Farm Foods  
Mr. Sevino - President (Hotel Operator)  
Mr. Lilly - Treasurer (Lilly Construction Co.)  
Mr. Zelman - Attorney - Counsel and Clerk

Development Plans

The Corporation plans a large shopping center catering to all the usual family needs, i.e., "one stop shopping" to include a large supermarket (Elm Farm Foods), variety store, appliance store, cleaners, beauty shop, gasoline station, branch bank, and perhaps a restaurant, offices, etc. It is hoped the center will draw from a wide area.

Development plans are not fixed, but the Corporation intends to use the foundation of the warehouse and perhaps some of the basic structure for the main building. It is hoped construction will get underway this year.

Factors slowing down development have included:

- 1) Additional access to the property was needed. The Corporation has now reached an agreement with the MDC to build an entrance drive from the Strandway across MDC property.
- 2) Property acquisition was not completed until November 1962. One property had a defective title which had to be cleared.
- 3) It was necessary to obtain an irrevocable license to fill land along the shoreline. (Reference: Chapter 651 Acts of 1962, which provides for an irrevocable license up to within 60 feet of the bulkhead line.)



2. FIRST NATIONAL BANK PROPERTY

Source of Information - Gordon Wentworth, First National Bank

Site Description - 5.5 acres of vacant land at the corner of Morrissey Boulevard and Mt. Vernon Street.

Development Plans

The property was purchased for the possible construction of an operations (data processing) center. Plans are not yet definite. The bank was attracted to this site because of its "suburban" atmosphere, its close tie to downtown Boston, and because off-street parking could be provided. The center would employ approximately 400 workers.

3. WHDH

Source of Information - Mr. Choate, Publisher of Boston Herald and owner of WHDH

Site Description - 2.9 acres at 50 Morrissey Boulevard

Development Plans

The WHDH building was opened in 1960 and is leased from a trust of Friedlander, Alford and Margolis. There are 175 - 200 employees; off-street parking is adequate.

Access from Mt. Vernon Street across the property owned by the Archdiocese is considered desirable and was discussed at one time with the Archdiocese. However, for some unknown reason it did not seem to be feasible at the time.

There are no future development plans.

4. DICKIE-RAYMOND INCORPORATED

Source of Information - Mr. Robert Raymond, President of the Company

Site Description - 2.6 acres on Morrissey Boulevard



Development Plans

Two-story building was opened by Dickie-Raymond Inc. in October 1962. The firm is in the direct-mail advertising business and employs 400 workers; about 50 are on the night shift. There is off-street parking for 100 cars of which only about 60 are used by employees. The majority arrive by MTA.

The building is leased from Vappi and Company, Contractors. Five thousand square feet of the building is vacant and available for lease.

There are no future development plans.

5. JOHN HANCOCK LIFE INSURANCE COMPANY, DISTRICT OFFICE

Source of Information - Mr. S. Lederman, Mgr., District Office

Site Description - 4 acres at 245 Mt. Vernon Street

Development Plans

Occupied by the Life Insurance Company's District Office; territory covers South Boston and parts of Dorchester and Roxbury. The building was opened in December 1962 and is leased from Monarch Properties, a real estate firm located in Pennsylvania and handling many of John Hancock's properties throughout the country. There are 41 employees.

This location was chosen because it was central to the area covered by the field salesmen; public transportation was adequate and convenient; and off-street parking for the field salesmen could be provided.

There are no future development plans.



6. S. J. TOMASELLO CO. ASPHALT PLANT AND CONTRACTOR YARD

Source of Information - Mr. Samuel Tomasello, President of Company (and Chairman of the City's Board of Appeals), Mr. Arthur Tomasello.

Site Description - 1.8 acres; 401 Mt. Vernon Street opposite the eastern end of the housing project

Development Plans

The property was purchased in 1934 and is occupied by an asphalt plant and construction yard. The asphalt plant has not been used for the past three years but has been kept in operating condition and could be re-opened at any time. At present there are three employees at the site.

There are no future development plans.

7. SUPERETTE & OTHER STORES

Source of Information - BRA field survey

Site Description - .2 acres opposite housing project; one building of approximately 3,500 square feet divided into three stores.

379 Mt. Vernon Street - Beehive Coffee Shop  
375 Mt. Vernon Street - Pharmacy  
381 Mt. Vernon Street - Superette

Owned by Moses Hamaty and Mary Teebaggy



8. DOOLEY BROTHERS INCORPORATED - MILE ROAD DUMP

Source of Information - Mr. Thomas Dooley, Sr.;  
Thomas Dooley, Jr.

Site Description ~ 62.4 acres of filled land at varying  
grades averaging 25' to 30' above mean water level (about  
10' above the rest of the Point)

Development Plans

The Company desires to continue using the property as a  
dump and states it has no other use in mind. It was  
claimed that even under the present restrictions it is  
profitable to continue it as a dump. However, this is  
questionable, as the owners seem eager to sell.

The Corporation has permits to fill the remaining 7.7 acres  
of land underwater and inside the bulkhead line.



PUBLIC AND INSTITUTIONAL PROPERTY

1. BOSTON COLLEGE HIGH SCHOOL.

Source of Information - Father J. L. Shea, Rector

Site Description - 84 acres fronting on Morrissey Boulevard of which 28.4 are underwater: in Dorchester Bay. Campus area of three buildings is approximately 22.6 acres. The remaining land area is vacant.

Development Plans

School Population - Present enrollment is 1,360 students. Resident faculty totals seventy. Plans are to expand enrollment to 1,500 to 1,600 students. The present facilities are being used to capacity. Students come from all parts of the metropolitan area. Sixty to seventy drive.

Parking is not a problem except at night when social functions draw as many as 400 cars.

A site plan has been prepared by Maginnis, Walsh and Kennedy, Architects. It includes sites for buildings to house science activities, a gym, library, cafeteria and auditorium, and sites for playing fields. It is expected the science building will be constructed in the spring of 1964.

The school owns land now underwater in Dorchester Bay, which could eventually be filled if needed.

The school would look favorably upon further recreational and housing development on the Point and recognizes the eventual need for additional access from Morrissey Boulevard along Dorchester Bay. However, they do not want a public right-of-way cutting through the main campus area.



2. MDC POLICE STATION

Source of Information - Mr. Max Straw, MDC Park Engineer

Site Description - The MDC owns two sites within the area; one at Kosciusko Road Circle of 1.4 acres, and a second of 8.4 acres along the Strandway. The first is occupied by an MDC police station and road maintenance yard; the second is vacant.

Development Plans

A new \$425,000 station is being designed for the vacant site to replace the one at Kosciusko Road Circle. Construction drawings are to be completed by the end of March, 1963. The station at the Circle is planned to be retained for storage.

The MDC is on record that it will grant an easement to the Family City Development Corporation along the northeastern (bay side) of its property.

3. ST. CHRISTOPHER'S CHURCH AND RECTORY

Source of Information - Father Mosley, Pastor

Site Description - 5.4 acres of developed land, 265 Mt. Vernon Street opposite the housing project.

Development Plans

In addition to the rectory and church, there are two ball fields for use by the C.Y.O. Vacant property between the church and public school was recently sold to the City for a new school.

The parish includes only residents of the project - about 1,000 families or two-thirds of all residents. One hundred children attend parochial schools in other parts of the City. The church carries on a very active social program including such activities as Boy Scouts, Girl Scouts, etc. The C.Y.O. uses the public school gym two nights a week and on Saturday afternoon. (Apparently there is little competition for the use of the school, indicating the physical facilities may be adequate for the level of the program now supported.)



There are no immediate plans for further development; eventually they would like to add a social center. There are no plans to construct an elementary parochial school.

General Comments

Father Mosley feels the problem of isolation of the Point has been greatly overemphasized, that the project's location is far more accessible than many other areas of the City. He feels most facilities are more than adequate; beaches are close by; buses run from 6:00 A.M. to midnight. The church provides for many social activities, etc. The playgrounds of the B.H.A. housing project are seldom utilized. It is not facilities that are lacking as much as programs to encourage their full use.

4. PAUL A. DEVER ELEMENTARY SCHOOL

Source of Information - Boston Schools, 1962 and Mr. McPherson, Superintendent of Construction, School Buildings Department.

Site Description - 3 acre site on Mt. Vernon Street

Development Plans

The school was built in 1957; 2 stories; capacity 910; grades K-4; 27 classrooms, 2 kindergarten rooms, 3 special classrooms, gym. A small blacktop area surrounds the school for use as a playground.

There is space for only \_\_\_\_\_ of the housing project's children in grades K-4 of the present school. The others, and all children in higher grades, take special buses to South Boston schools and elsewhere.

The report Boston Schools - 1962 concluded: "At the elementary level, the most immediate recommendation (for the Dorchester Improvement Area) is for the construction of an addition to Dever....." The report recommends an addition in 1964 for 240 students with two special classrooms. A second school for grades 5 - 8 with a capacity of 600 is also recommended for construction in 1964.

The School Buildings Commission is planning to construct a school for grades K - Jr. High in the near future on a



6-acre site between St. Christopher's Church and the present school. It is proposed that the school have 33 classrooms plus 6 special classrooms and a gym.

Preliminary planning has been started by the Architect, T. F. McDonough.

5. COLUMBIA POINT HOUSING PROJECT

Source of Information - Neil Connors, Boston Housing Authority; and field survey.

<u>Site Description</u>	Housing and parking areas	34.7 acres
	Playgrounds and playfields	23.3 acres
	Total Land Area	58.0 acres

Schedule of Apartments

(Summarized from B.H.A. Records)

Building Type	3½	4½	5½	6½	7½	Total Units
3 story	-	108	48	180	48	384
7 story	196	476	448	"	"	1120
	196	584	496	180	48	1504

Note: 3½ rooms includes one bedroom, 4½ two bedrooms, etc.

Special purpose buildings include a boiler plant to provide heating for all units and an administration building which houses the management staff, a dental clinic, a well-baby clinic, a nursery, and an auditorium. Recently, a welfare office and a medical dispensary were put into operation by converting several apartments within the project.

Off-street parking lots accommodate approximately two cars for every three dwelling units. They are being utilized far below capacity. A survey conducted on a mid-week evening in April, 1963 gave the following results:

	<u>Capacity</u>	<u>Use</u>	<u>% Used</u>
Parking spaces within the project	537	209	39%
Parking spaces on the edge of the project	619	62	10%
Total	1156	271	



No count was made of cars parked on the streets, but it is estimated the streets were being used at two-thirds capacity.

Extensive playground and playfield facilities were constructed at a cost of \$250,000 on the northern side of the project in 1958. They include a large wading pool, a play equipment area with swings, concrete pipes, slides, etc., two tennis courts, two basketball courts, a large wading pool, and two baseball diamonds. The only supervised activity is provided by two employees of the Parks Department during July and August.

6. CITY OF BOSTON DUMP

Source of Information - Mr. Vigneau, D.P.W., Sanitation Division

Site Description - 35.4 acres at the end of Mt. Vernon Street and north of the sewage pumping station; 8.7 acres are underwater in an area surrounded by a dike.

Development Plans

Prior to being closed, it had been used to dump ash from the incinerator. If reopened, it would take about five years of dumping to fill the water area.

It is hoped by the D.P.W. that the dump can be reopened after providing access to the site by running a service road along the shore behind the housing project.

7. CITY OF BOSTON PUMPING STATION

Source of Information - Mr. Carta, City D.P.W., Sewer Division; Mr. Max Straw, MDC Park Engineer

Site Description - 9.3 acres located at the eastern end of Mt. Vernon Street.

Development Plans

Site occupied by a sewage pumping station built in 1873, and 10' 6" underground tunnel connecting the station with the treatment facilities at Moon Island.



The pumping station will no longer be needed after the completion of the MDC sewage facilities on Deer Island which are scheduled to be in service by June 30, 1965.

Re-use of the station for some community use has been proposed from time to time. The building is of heavy granite construction and probably basically sound. However, the feasibility or desirability of conversion has never been established.



## II. OBJECTIVES OF PLAN AND POTENTIAL USES

The preliminary plans for Columbia Point have been based on establishing a balance between the following objectives:

1. To take advantage of the site's waterfront location and improve access to the water for local residents.
2. To propose new development on the Point which will be compatible with and acceptable to the two major present occupants of the area, i.e., Boston College High School and the housing project.
3. To create a residential community large enough to support a greater variety of neighborhood activities.
4. To create a less institutional environment in which individual expression and activity is encouraged.
5. To propose uses which will add to the tax base of the City.
6. To link more closely the Point with the rest of the City by means of improved access; to reduce isolation and encourage further development.

By these objectives, several potential uses have been evaluated; some have been rejected; others proposed.

It should be noted that the portion of Columbia Point now vacant and suitable for future development (about 125 acres) is located more than twenty minutes walking distance from the MTA station, is conspicuous from the Southeast Expressway, and potentially has direct access from Morrissey Boulevard.



### 1. Private Housing - Recommended

Family type: 20-30 f.u. per net acre.

Recommended because

- takes advantage of site
- will create community large enough to support additional facilities
- desirable from standpoint of B. C. High School and housing project
- taxable
- needed in City

Feasibility Survey will determine whether or not this type of housing can be built at a reasonable cost.

### 2. Community Facilities - Recommended

Public and private facilities could include:

- library
- churches
- indoor swimming pool, gymnasium
- nursing home
- funeral parlor
- shops: shoe repair, beauty salon, hardware, package store, etc.
- auto repair shop

These and similar activities would create a balanced community and a more varied environment for local residents.

### 3. Outdoor Recreation - Recommended

- Public boat ramp and small boat slips
- Beaches
- Subsidized sailing club for teenagers
- Playfields
- Fishing pier
- Skating rink
- Hills for sledding

These and similar types of facilities which would take advantage of the water access are recommended. If most of the area is developed for park use, additional regional recreation facilities such as a golf course, tennis courts, picnic area etc. should also be considered.



#### 4. Drive-in-theatre - f. possibility

Requires 10-20 acres for 500-1,000 cars; location near major highway. Could pay \$.50 to \$1.00 for land costs.

Industry doing well in good locations. Good possibility because:

- non-structural use suitable for dumps
- taxable
- could be developed as an interim use pending more intensive development
- compatible with recreation use on Point. May be unacceptable to Boston College High School.

(Drive-in-Theatre Associates of New England, Inc., 20 Prince Street, LI2-8077, Mr. Lawrence Hacking)

#### 5. Other Commercial Recreation - Good Possibility

(a) Bowling Alley - regional; used by employee and neighborhood groups; taxable; good highway access; compatible with open recreation.

(b) Restaurant - same as above

(c) Marina - complete facility would require 25 acres and include 250 slips, boat handling equipment, repair and maintenance shops, marine and hardware supply stores, launching facilities, boat and gear storage, fuel station, lockers and sanitary facilities, parking, clubhouse.

A compatible use but needs comparison with sites at other locations.

#### 6. Community College: Campus High School - Rejected

Requires about 25 acre site, centrally located.

Not an immediate re-use possibility because:

- not centrally located to any possible service area
- better sites under active consideration
- not within walking distance of transit

(Board of Regional Community Colleges, Mr. John Costello, Executive Director, CA7-4600, Ext. 141)

#### 7. Industry - Rejected

There are industries which require a waterfront location and which will need to be relocated from Charlestown: mahogany log



company, fish wholesaler, fuel oil distributor, etc. They could pay \$1.25-\$2.00 per square foot of land; or \$1.25 per square foot, net rental for floor space.

Not recommended because:

- according to Akerson, no shortage of waterfront sites in other locations
- no rail access; not within walking distance of MTA
- no deep channel for boats
- no dock facilities
- most important, does not take advantage of water access for people
- would be incompatible with and unacceptable to B. C. High School and housing project

8. Stadium - Rejected

Total land area required: approximately 100 acres; 60,000 capacity; 15,000 parking spaces.

Not recommended because:

- not within walking distance of MTA
- dual use of parking not feasible
- exposed water orientation too windy
- incompatible with existing development

BOSTON PUBLIC LIBRARY



3 9999 06352 264 1

IV. LAND ALLOCATION BASED ON SITE PLAN PROPOSALS

(1) Allocation for development consisting primarily of housing with only a few regional facilities such as boat-launching area and marina.

	<u>%</u>	<u>Acreage</u>
Housing	60	75.2
Public space	15	18.8
Local retail	5	6.3
Streets	<u>20</u>	<u>25.0</u>
	<u>100%</u>	<u>125.3</u>

Housing @ 25 D.U.'s/net acre                                    1,880  
Population @ 3.6/D.U.    6,768  
School children @ .7/D.U.                                        1,316

(2) Allocation primarily for nonstructural development including a park and commercial recreation such as drive-in theater, restaurant, bowling alley, etc.

	<u>%</u>	<u>Acreage</u>
Commercial recreation	20	25.0
Park	75	94.0
Streets	<u>5</u>	<u>6.3</u>
	<u>100%</u>	<u>125.3</u>

